

SOLVANG GENERAL PLAN
HOUSING ELEMENT

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Housing Element



**City of Solvang
General Plan Program**

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**SOLVANG GENERAL PLAN
HOUSING ELEMENT**

**CITY OF SOLVANG
1644 Oak Street
Solvang, California 93463
(805) 688-5575**

Solvang City Council

**Kenneth L. Verkler , Mayor
Allan T. Larsen
June S. Christensen
Fillmore Condit
Elaine W. Campbell**

Adopted _____ 1988

THE STATE OF TEXAS,
COUNTY OF _____

Know all men by these presents,
that _____ of the County of _____
State of Texas, for and in consideration of the sum of _____ Dollars,
to _____ of them in hand paid by _____ the receipt of which is hereby acknowledged,

have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said _____ of the County of _____ State of Texas, all that certain _____

WITNESSED my hand and seal of office this _____ day of _____ 19____.

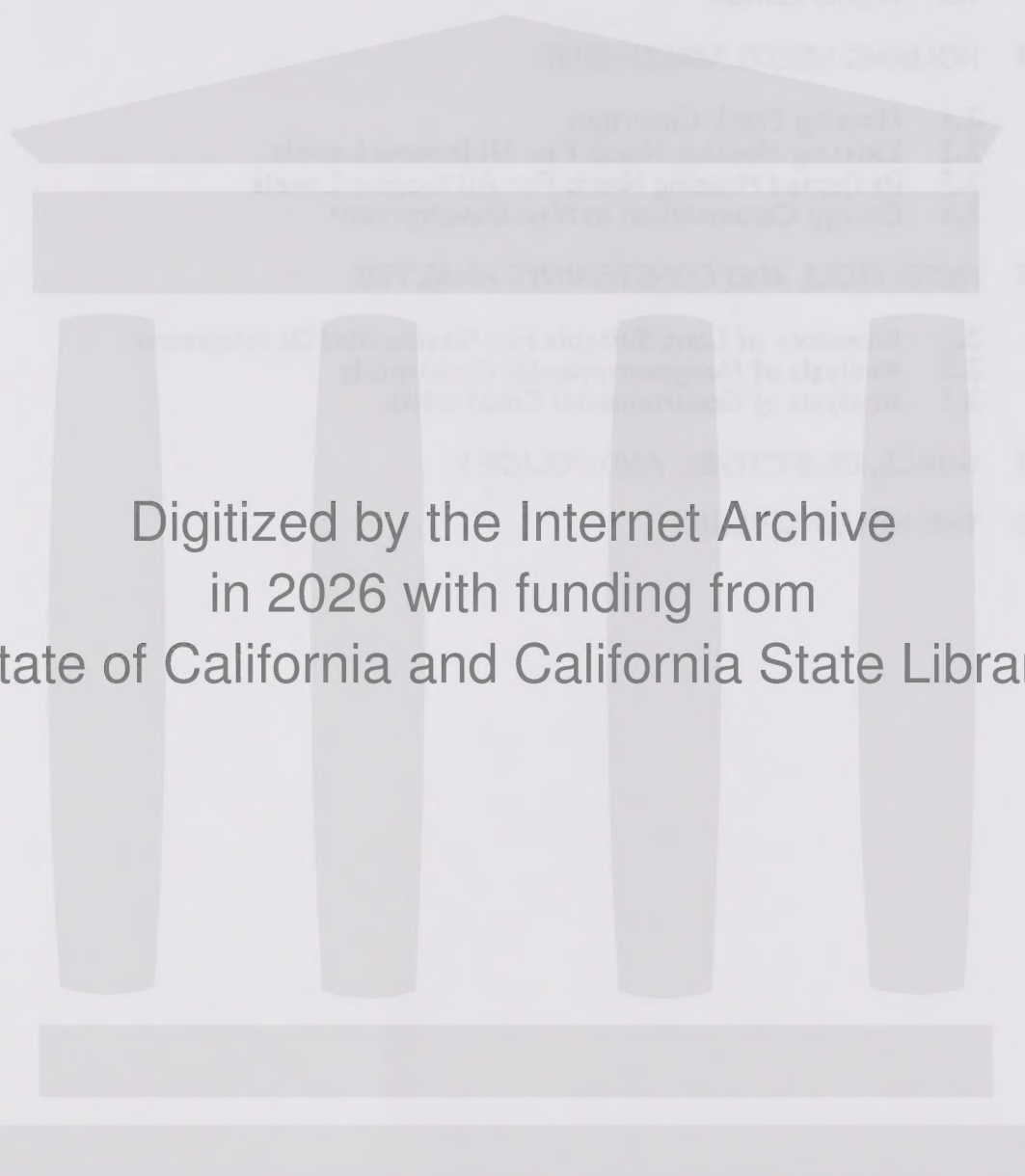
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1.1.3 Department of Goals, Objectives and Policies

This Housing Element is one of nine elements of the City of Salinas General Plan. It is based on community goals, attitudes and preferences as reflected by a comprehensive community participation program and the public hearing process. While reflecting Salinas's needs, goals and objectives for the future, the Housing Element also must meet the requirements set forth in Statewide General Plan legislation.

The major goal and objectives of the Salinas Housing Element are listed on the following page:



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1.0 INTRODUCTION

1.1 OVERVIEW

1.1.1 Contents of Element

Article 10.6 of the Government Code describes the content requirements of local housing elements. The legislation enacted in 1981 requires that local housing elements include an assessment of housing needs; an inventory of resources and constraints; a statement of goals, policies and objectives; and a five-year housing program.

1.1.2 Key Issues

The Solvang Housing Element, in complying with the letter and spirit of Article 10.6, must respond to the four major issues which are listed below:

1. What are Solvang's housing needs?
2. What can the City realistically do about meeting these needs?
3. What are the housing goals and policies of the City?
4. What specific steps can the City take to meet housing needs?

1.1.3 Overview of Goal, Objectives and Policies

This Housing Element is one of nine elements of the City of Solvang General Plan. It is based on community goals, attitudes and preferences as reflected by a comprehensive community participation program and the public hearing process. While reflecting Solvang's needs, goals and aspirations for the future, the Housing Element also must meet the requirements set forth in Statewide General Plan legislation.

The major goal and objectives of the Solvang Housing Element are listed on the following page:

1.1 OVERVIEW

1.1.1 Overview of the Project

The purpose of this project is to develop a system that can automatically generate reports for the management of the company. The system will be able to collect data from various sources, process it, and generate reports in a format that is easy to understand. The system will be able to handle large amounts of data and will be able to generate reports on a regular basis. The system will be able to handle data from various sources, including databases, spreadsheets, and other data sources. The system will be able to generate reports in a format that is easy to understand, such as HTML, PDF, or Excel. The system will be able to handle data from various sources, including databases, spreadsheets, and other data sources. The system will be able to generate reports in a format that is easy to understand, such as HTML, PDF, or Excel.

1.1.2 Objectives of the Project

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1. What are the objectives of the project?
2. What are the requirements of the project?
3. What are the constraints of the project?
4. What are the risks of the project?

1.1.3 Scope of the Project

The scope of this project is to develop a system that can automatically generate reports for the management of the company. The system will be able to collect data from various sources, process it, and generate reports in a format that is easy to understand. The system will be able to handle large amounts of data and will be able to generate reports on a regular basis. The system will be able to handle data from various sources, including databases, spreadsheets, and other data sources. The system will be able to generate reports in a format that is easy to understand, such as HTML, PDF, or Excel. The system will be able to handle data from various sources, including databases, spreadsheets, and other data sources. The system will be able to generate reports in a format that is easy to understand, such as HTML, PDF, or Excel.

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To provide for the development of a variety of types of decent, safe, and sanitary housing for all people regardless of race, creed, sex, age, marital status, national origin, ethnic background, or other arbitrary factors.

Facilitate the construction of 219 new housing units during the next five years in concert with the land use element of the general plan.

Facilitate the development of at least 14 affordable dwelling units during the next five years to meet the needs of low and moderate income households.

Ensure that housing developments are of adequate quality and are compatible with nearby land uses in the neighborhood.

Establish policy guidelines which promote equal housing opportunity.

Monitor and review periodically the housing program's effectiveness and performance to ensure that the city continues to be responsive to the housing needs of the public.

1.2 PURPOSE

The purpose of the Housing Element is to demonstrate that the city is making a good faith effort to identify local housing problems and needs and taking steps to mitigate and alleviate these needs and problems for all economic segments of the community. Another key purpose of the Housing Element is to contribute to meeting the State housing goal as stated below:

"The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order."

General, statewide purposes of local housing elements are influenced by the legislative policy and intent of Article 10.6. Section 65581 contains the following declarations which describe the legislature's intent in enacting the most recent revisions to the housing element law:

To provide for the development of a variety of types of housing, and
to provide for all people regardless of race, creed, sex, age, marital
status, or physical condition, to secure minimum housing.

To provide for the development of 11% new housing units during the next five years
in accordance with the land use element of the General Plan.

To provide for the development of at least 15 affordable housing units during the
next five years to meet the needs of low and moderate income households.

To ensure that housing development use of adequate density and mix of housing
with variety that meets the needs of the community.

To provide for the development of new housing units.

To provide for the development of new housing units. The housing element shall
provide for the development of new housing units in accordance with the
needs of the community.

1.2 PURPOSE

The purpose of the Housing Element is to demonstrate that the city is meeting a goal
which is to provide for the needs of the community and to provide for the
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policy and goals for the development of new housing units.

declarations which describe the legislature's intent in enacting the most recent revisions to the housing element law:

"(b) To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward the attainment of the state housing goal." (emphasis added.)

"(c) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs."

"(d) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community."

"(e) The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs."

To adequately communicate the future housing plan for Solvang and to explain how all of the various requirements have been met, the Housing Element has been organized to present information according to four principal topics, as listed below:

1. Housing Needs Assessment
2. Inventory of Resources and Constraints
3. Statement of Goals, Objectives and Policies
4. Five-Year Housing Program

The assessment of housing needs is to include an analysis of the following factors:

1. Condition of the existing housing stock.
2. Share of regional housing needs.
3. Population and employment trends and projections.
4. Housing costs in relation to ability to pay.
5. Housing needs of special groups.

(b) To ensure that counties and cities will prepare and implement
housing elements which, along with federal and state programs, will
more nearly the attainment of the state housing goal. (emphasis
added)

(c) To recognize that each locality is responsible of determining what
efforts are required so it is consistent in the attainment of the state
housing goal, provided such a determination is compatible with the
state housing goal and regional housing needs.

(d) Local and state governments have a responsibility to use the
funds vested in them to fulfill the housing and development
of housing to meet the needs of the housing needs of all
persons residing in the community.

(e) The legislative purpose here is to ensure that it is recognized
each local government has the responsibility to provide housing
opportunities and land for use and development and both in the
overall plan and to coordinate with other local governments and the
state in addressing regional housing needs.

The purpose of this bill is to ensure that the housing and development
of the other requirements for local and the Housing Element law have
enacted to ensure minimum housing in the legislative, as stated before.

1. Housing Element Law
2. Inventory of Housing and Community
3. Statement of Goals, Objectives and Policies
4. Five-Year Housing Program

The purpose of this bill is to ensure that the following factors

1. Continuation of the existing housing plan
2. State of regional housing needs
3. Population and employment trends and projections
4. Housing needs to address in this bill
5. Housing needs of special groups

The inventory of resources and constraints is to include an assessment of the factors listed below:

1. Land supply.
2. Land use and zoning controls.
3. Subdivision and development controls.
4. Availability and capacity of local public services and infrastructure.
5. Local processing and permit procedures.
6. Utilization of State and Federal housing programs.
7. Land costs.
8. Construction costs.
9. Availability of financing.

In addition to an assessment of housing needs and an evaluation of resources and constraints, a housing element must include the following (Section 65583(a)):

1. "A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement and development of housing." (emphasis added.)
2. "A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state subsidy programs." (emphasis added.)

It is important to note that the "quantified objectives" must be realistic and achievable. Section 65583 (b) of Article 10.6 states that when the "total housing needs" exceed available "resources" and a city's ability to satisfy need within the context of the general plan requirements --

"... the quantified objectives need not be identical to the identified existing housing needs, but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five-year time frame." (emphasis added.)

1.3 AUTHORIZATION

Local housing elements are authorized and required by Article 10.6 of the Government Code which was enacted in 1981. This legislation essentially placed the 1977 Guidelines for preparing housing elements into statutory form. In addition, the legislation also requires an update of the housing element every five years. After adoption by the City Council, another revised element is mandated by 1993. By that time, much of the data and statistics from the 1990 Federal Census of Population and Housing should be available for the required update. The 1993 Solvang Housing Element also will need to address the progress made on achieving the goals and objectives stated in this Housing Element.

2.0 HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment encompasses the following factors:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need. (Section 65583 (a) (1) of the Government Code) (emphasis added.)
- Analysis and documentation of household characteristics including level of payment compared to ability-to-pay, housing characteristics, including overcrowding, and housing stock condition. (Section 65583 (a) (2)) (emphasis added.)
- Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farm workers, and families with female heads of household, and families and persons in need of emergency shelter. (Section 65583 (a) (6)) (emphasis added.)
- Analysis of opportunities for energy conservation with respect to residential development. (Section 65583 (a) (7)) (emphasis added.)

With the foregoing in mind, the needs assessment is presented under the following four subject headings:

- Housing Stock Condition
- Existing Housing Needs for All Income Levels
 - Ability to pay
 - Overcrowding
 - Special housing needs
- Projected Housing Needs for All Income Levels
 - Population trends
 - Employment trends
 - Share of regional need
- Energy Conservation in New Development

The following table summarizes the findings of the study.

1	Analysis of population and environmental trends and development of a sustainable development strategy for the future. The study found that the population is growing rapidly and that the environment is being degraded. The study also found that the government is not doing enough to protect the environment.
2	Analysis of the environmental impact of the proposed development. The study found that the proposed development will have a significant impact on the environment. The study also found that the government is not doing enough to protect the environment.
3	Analysis of the social and economic impact of the proposed development. The study found that the proposed development will have a significant impact on the social and economic life of the community. The study also found that the government is not doing enough to protect the environment.
4	Analysis of the environmental impact of the proposed development. The study found that the proposed development will have a significant impact on the environment. The study also found that the government is not doing enough to protect the environment.

With the findings of the study, the study team has developed the following recommendations:

- 1. The government should take steps to protect the environment.
- 2. The government should take steps to protect the social and economic life of the community.
- 3. The government should take steps to protect the environment.
- 4. The government should take steps to protect the environment.
- 5. The government should take steps to protect the environment.
- 6. The government should take steps to protect the environment.
- 7. The government should take steps to protect the environment.
- 8. The government should take steps to protect the environment.

2.1 HOUSING STOCK CONDITION

2.1.1 Introduction

This section of Solvang's housing needs assessment describes the condition of the existing housing supply. There are differences between housing stock condition and housing improvement needs. The term "condition" refers to the physical quality of the housing stock; the quality of individual housing units or structures may be rated as either sound, deteriorating or dilapidated. Housing improvements, on the other hand, refer to the nature of the "remedial" actions necessary to correct defects in the housing condition such as demolition, minor repairs, major repairs and rehabilitation.

2.1.2 Assessment

The preservation and conservation of the existing housing stock is not a severe problem in Solvang. The age of a residential structure is sometimes a useful indicator of actual or potential housing improvement needs. According to the most recent Census, about 12% of the City's stock was 41 years or older in 1980. That stock would now be close to 50 years or older. Table 1 indicates the "age of housing by owners/renters" as of the 1980 Census. At the time of the Census, the majority of the newer housing stock was owner occupied. By comparison, most of the housing supply 41 years or older was renter-occupied. These data would seem to indicate possible housing improvement needs for a portion of the older housing stock. However, according to a field survey conducted in March 1987, the few housing units which may warrant attention were located in the older residential section of town near Maple Avenue and Second Place.

As a result of the above analysis, it is concluded that only modest efforts are necessary because the vast majority of housing in Solvang is in excellent or sound condition. These modest efforts may include housing code enforcement, paint-up/fix-up campaigns, minor repairs and rehabilitation.

TABLE I
CITY OF SOLVANG: AGE OF HOUSING BY TENURE -- 1980

<u>Age</u>	<u>Owner</u>	<u>%</u>	<u>Renter</u>	<u>%</u>	<u>Total</u>	<u>%</u>
1 year	29	61.7	18	38.3	47	100.0
2-5 years	153	60.0	102	40.0	255	100.0
6-10 years	187	61.9	115	38.1	302	100.0
11-20 years	146	49.3	150	50.7	296	100.0
21-30 years	148	67.6	71	32.4	219	100.0
31-40 years	71	60.2	47	39.8	118	100.0
41 years +	<u>70</u>	<u>41.7</u>	<u>98</u>	<u>58.3</u>	<u>168</u>	100.0
TOTAL:	804	57.2	601	42.8	1,405	100.0

SOURCE: 1980 Census of Population and Housing, STF-4 Housing B, "Year Structure Built," Tabulation 13, 58.

Table construction by Castaneda & Associates in association with Phillips Brandt Reddick.

1. The first part of the paper is devoted to the study of the properties of the function $f(x)$ defined by the formula

x	$f(x)$	$f'(x)$	$f''(x)$	$f'''(x)$	$f^{(4)}(x)$
0	1	0	0	0	0
1	1	0	0	0	0
2	1	0	0	0	0
3	1	0	0	0	0
4	1	0	0	0	0
5	1	0	0	0	0
6	1	0	0	0	0
7	1	0	0	0	0
8	1	0	0	0	0
9	1	0	0	0	0
10	1	0	0	0	0
11	1	0	0	0	0
12	1	0	0	0	0
13	1	0	0	0	0
14	1	0	0	0	0
15	1	0	0	0	0
16	1	0	0	0	0
17	1	0	0	0	0
18	1	0	0	0	0
19	1	0	0	0	0
20	1	0	0	0	0

CALCULUS OF DIFFERENTIALS AND INTEGRALS

2.2 EXISTING HOUSING NEEDS FOR ALL INCOME LEVELS

The housing needs of resident Solvang households are presented in two ways:

- Housing assistance needs
- Special housing needs

2.2.1 Housing Assistance Needs

1. Introduction

Housing assistance needs exist when housing costs exceed the levels affordable to all of Solvang's income groups. The assessment of housing assistance needs includes the following:

.... a quantification of the locality's existing and projected housing needs for all income levels. (emphasis added, Section 65583 (a) (1))

Analysis and documentation of household characteristics, including level of payment compared to ability to pay.... (emphasis added, Section 65583 (a) (2))

An analysis of the "level of payment compared to ability to pay" involves the collection of data on the following four factors:

- Ability-to-pay for housing (expressed as percent of income spent on housing).
- Income groups residing in Solvang.
- Level of housing payment made by Solvang's income groups in relationship to their income.
- Number of households whose housing payment exceeds ability-to-pay.

These factors are applied Statewide for purposes of estimating the magnitude of the "overpaying" problem or level of housing assistance needs. The factors and how they are used to estimate need are explained on the following pages. The "overpaying" estimates are contained on page 13.

The housing needs of resident living households are presented in two ways:

- a. Housing existence needs
- a. Special housing needs

2.2.1 Housing Existence Needs

1. Introduction

Housing existence needs exist when housing units cannot be built effectively in all of the city's income groups. The assessment of housing existence needs includes the following:

- a. a quantification of the housing existing and needed housing needs for all income levels (households) in the city (Table 2.2.1.1);
- b. an analysis of the housing market to determine the extent to which the existing housing stock is able to meet the housing needs of the city's income groups.

The results of the study of housing existence needs are presented in Table 2.2.1.1 and are used to determine the extent to which the existing housing stock is able to meet the housing needs of the city's income groups.

- a. The number of housing units in each of the city's income groups (Table 2.2.1.1);
- a. The number of housing units in each of the city's income groups (Table 2.2.1.1);
- a. The number of housing units in each of the city's income groups (Table 2.2.1.1);
- a. The number of housing units in each of the city's income groups (Table 2.2.1.1);

These factors are used to determine the extent to which the existing housing stock is able to meet the housing needs of the city's income groups. The results of the study are presented in Table 2.2.1.1 and are used to determine the extent to which the existing housing stock is able to meet the housing needs of the city's income groups.

2. Housing Costs in Relation to Ability-to-Pay

Ability-to-pay measures have been established by State legislation with reference to specific housing programs and the California Redevelopment Law. For instance, Section 50052.5 of the Health and Safety Code offers the following definition:

Affordable housing cost means, with respect to lower income households, housing costs not exceeding 25 percent of gross income.

Participants in the State's homeownership assistance program must expend at least 35% of their income on total housing expenses. These expenses include principal and interest, property taxes and homeowner association fees. Participants in the Section 8 housing assistance payments program must expend at least 30% of their income on housing costs.

The State legislation and programs described above suggest reasonable standards for the allocation of housing expenditures. Obviously not all, nor perhaps even a majority, of households in the southern California or Solvang area follow those guidelines in their housing expenditure patterns. Younger, upwardly mobile households may allocate considerably more than 25% or 30% of their total budget for housing, while long time residents (particularly owners) are likely to spend a considerably smaller proportion of their budget for housing.

3. Income Distribution by Tenure

Tenure is a significant factor in measuring ability-to-pay because owner housing costs are reasonably stable over time while those of renters rise more rapidly. For these reasons, the income distribution by tenure is very important for purposes of estimating housing assistance needs.

Solvang's tenure distribution is based on 1980 data and is shown in Table 2 and 3. The percentage of owners and renters is almost even throughout Solvang, although there may have been a surge of renter-occupied units due to the mix of post-1980 Census residential development.

Section 101 of the National Defense Authorization Act of 1990 (Public Law 101-510) requires that the Secretary of Defense submit to the House of Representatives a report on the progress of the research and development program for the development of a new generation of weapons.

Section 102 of the National Defense Authorization Act of 1990 (Public Law 101-510) requires that the Secretary of Defense submit to the House of Representatives a report on the progress of the research and development program for the development of a new generation of weapons.

Section 103 of the National Defense Authorization Act of 1990 (Public Law 101-510) requires that the Secretary of Defense submit to the House of Representatives a report on the progress of the research and development program for the development of a new generation of weapons.

The House of Representatives has the honor to acknowledge the receipt of the report of the Secretary of Defense on the progress of the research and development program for the development of a new generation of weapons, submitted to the House of Representatives on October 1, 1990.

Section 104 of the National Defense Authorization Act of 1990

Section 104 of the National Defense Authorization Act of 1990 (Public Law 101-510) requires that the Secretary of Defense submit to the House of Representatives a report on the progress of the research and development program for the development of a new generation of weapons.

Section 105 of the National Defense Authorization Act of 1990 (Public Law 101-510) requires that the Secretary of Defense submit to the House of Representatives a report on the progress of the research and development program for the development of a new generation of weapons.

TABLE 2
CITY OF SOLVANG: PERCENT OF INCOME SPENT ON
HOUSING COSTS FOR OWNER HOUSEHOLDS BY
INCOME GROUP -- 1980*

Income Group	Less than 25% <u>N</u>	<u>%</u>	25% to 29% <u>N</u>	<u>%</u>	30% to 34% <u>N</u>	<u>%</u>	35% Plus <u>N</u>	<u>%</u>	<u>Total</u>	<u>%</u>
Very low	57	54.8	19	18.3	10	9.6	18	17.3	104	100.0
Low	72	75.0	8	8.3	6	6.3	10	10.4	96	100.0
Moderate I	27	62.8	5	11.6	1	2.3	10	23.3	43	100.0
Moderate II	27	69.2	4	10.3	1	2.6	7	17.9	39	100.0
Above Moderate	47	75.8	8	12.9	3	4.8	4	6.5	62	100.0
Upper	<u>147</u>	<u>79.7</u>	<u>11</u>	<u>4.5</u>	<u>16</u>	<u>6.5</u>	<u>23</u>	<u>9.3</u>	<u>247</u>	100.0
TOTAL:	427	72.2	55	9.3	37	6.3	72	12.2	591	

SOURCE: 1980 Census of Population and Housing, SFT-4 -- Housing Tabulation 52 -- Selected Monthly Owner Costs and Percentage of Household Income.

Methodology, table construction and interpolations by Castaneda & Associates.

N = number per income group.

% = percent of income group; all income groups add up to 100%.

TABLE 3
CITY OF SOLVANG: PERCENT OF INCOME SPENT ON
HOUSING COSTS FOR RENTER HOUSEHOLDS BY
INCOME GROUP -- 1980*

Income Group	Less than 25% N	%	25% to 29% N	%	30% to 34% N	%	35% Plus N	%	Total	%
Very low	0	0.0	0	0.0	30	19.0	128	81.0	158	100.0
Low	16	11.2	46	32.2	29	20.3	52	36.3	143	100.0
Moderate I	57	76.9	7	9.5	3	4.1	7	9.5	74	100.0
Moderate II	45	88.2	3	5.9	2	3.9	1	2.0	51	100.0
Above Moderate	29	61.7	11	23.4	7	14.9	0	0.0	47	100.0
Upper	<u>40</u>	<u>80.0</u>	<u>6</u>	<u>12.0</u>	<u>4</u>	<u>8.0</u>	<u>0</u>	<u>0.0</u>	<u>50</u>	100.0
TOTAL:	187	35.8	73	14.0	75	14.3	188	35.9	523	

SOURCE: 1980 Census of Population and Housing, SFT-4 -- Housing Tabulation 52 -- Selected Monthly Rental Costs and Percentage of Household Income.

Methodology, table construction and interpolations by Castaneda & Associates.

N = number per income group.

% = percent of income group; all income groups add up to 100%.

Income data for 1980 can be aggregated to group the owner and renter households into the general income groups listed below and which are defined in terms of their percentage relationship (above or below) to the median income of all households residing in Santa Barbara County (as of 1980).

<u>Income Group</u>	<u>% of Santa Barbara County Median Income</u>
● Very Low	50%
● Low	51-80%
● Moderate 1	81-100%
● Moderate 2	101-120%
● Above Moderate	121-150%
● Upper	151%+

4. Overpaying Estimates

Monthly housing costs expressed as a percentage of income are the most direct measure of level of payment compared to ability-to-pay. Tables 2 and 3 contain the 1980 "overpaying" estimates for owner and renter households by income group. In 1980, there were 372 households spending more than 30% of their income on housing costs -- 29% were owners and 71% were renters. The 30% criterion is the standard that has been accepted by the State Department of Housing and Community Development for purposes of estimating the level of need.

With respect to owner housing assistance needs, there are presently no programs which serve to reduce the mortgage payments (i.e., principal and interest) of current homeowners. Many of these owner households, particularly seniors on fixed incomes, may well confront serious financial problems because of declining earnings and income, and diminished physical capacities for maintenance, and added second trust deed burdens. However, it is impractical to implement owner assistance programs with the local resources available to the City of Solvang and, as indicated, there are no programs available through State or Federal resources.

Rental housing assistance needs pertain to the "very low" and "low" income populations. Based on the 30% criterion, as explained on page 10, there are 158 "very low" and 81 "low" income households with rental housing assistance needs. Although this estimate of rental housing assistance needs is based on 1980 Census data, it may be an accurate estimate of the current situation because Solvang has experienced an increase in the rental housing supply with reasonable housing costs.

2.2.2 Special Housing Needs

1. Introduction

Under present law, a housing element must include an analysis of special housing needs. These needs refer to households having atypical characteristics--the handicapped, elderly, large families, farm workers and families with female heads of households, and families and persons in need of emergency shelter. Overcrowded households fall within the intent of the special housing needs analysis and must be included in the needs assessment.

The State Department of Housing and Community Development has explained how special housing needs differ from other housing needs in the following terms:

"Special housing needs are those associated with relatively unusual occupational or demographic groups, such as farmworkers or large families, or those which call for unusual program responses, such as preservation of residential hotels or the development of four-bedroom apartments."*

2. Handicapped Households

Households with one or more members who have physical handicaps sometimes require special design features in the housing they occupy. Some, but certainly not

* State Department of Housing and Community Development, "Housing Element Questions and Answers," (March 1984).

These figures are based on the 1985 survey of the 100 largest firms in the U.S. and are not necessarily representative of all firms. The survey was conducted by the U.S. Census Bureau and is available in the 1985 Census of the U.S. (Table 1.1). The survey was conducted in 1985 and the data are for 1984. The survey was conducted by the U.S. Census Bureau and is available in the 1985 Census of the U.S. (Table 1.1). The survey was conducted in 1985 and the data are for 1984. The survey was conducted by the U.S. Census Bureau and is available in the 1985 Census of the U.S. (Table 1.1).

2.2. Data Sources

2.2.1. Survey Data

The data are based on the 1985 survey of the 100 largest firms in the U.S. and are not necessarily representative of all firms. The survey was conducted by the U.S. Census Bureau and is available in the 1985 Census of the U.S. (Table 1.1). The survey was conducted in 1985 and the data are for 1984. The survey was conducted by the U.S. Census Bureau and is available in the 1985 Census of the U.S. (Table 1.1). The survey was conducted in 1985 and the data are for 1984. The survey was conducted by the U.S. Census Bureau and is available in the 1985 Census of the U.S. (Table 1.1).

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2.2.2. Financial Data

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all, handicapped households also have housing assistance needs. The focus of handicapped households as a special need segment is primarily on their number and economic situation.

With respect to handicapped households, the 1980 Census contains data on persons who have physical disabilities that are work-related. According to an update of the 1980 Census, there are 59 persons in Solvang who are employed and have a work disability. Another 73 persons with a work disability are not in the labor force and 70% are prevented from working. There are no income data reported for persons with these physical disabilities. Because of these data gaps, it is not possible to estimate the number of low income householders with a handicapped condition that are residing in Solvang.

3. Elderly Households

Many senior citizens have fixed incomes and experience financial difficulty in coping with rising housing costs. The capacity for coping with escalating housing costs depends heavily on tenure; that is, the owner or renter status of the elderly households. With infrequent and small increases in income and potentially large gains in housing costs, the senior renter is at a continuing affordability disadvantage compared to the senior owner.

According to the update, there are 1,125 persons who are 62 years of age or older which represented 29.4% of Solvang's total population. (These data are based on the census information for census tract 19.03; 94% of the population residing in this tract is located in Solvang.). The median age of Solvang residents was 45.8 as of the 1980 Census. In addition, there are 281 family households headed by a person 65 years or older. The mean annual income of these elderly households was \$59,068. The mean income figure is misleading because there were only 25 elderly households with yearly incomes of \$50,000 or more. There are 150 senior citizen households with annual incomes below the countywide median income. Moreover, in 1980 the median income of persons in Solvang with social security income was \$4,454. Consequently, some elderly households do experience overpaying problems. These

all, developed knowledge and have learned various skills. The first is that
they are able to do a variety of things and are not afraid to try new things.
They are also able to learn from their mistakes and are not afraid to ask for help.

With respect to intellectual development, the first thing I noticed when I started
was that they were very curious and asked a lot of questions. They were also
very active and liked to move around. They were also very social and liked to
play with others. They were also very creative and liked to make things.
They were also very resilient and did not give up easily. They were also very
persistent and did not stop until they had finished what they were doing.
They were also very confident and did not let others tell them what to do.
They were also very independent and did not need to be told what to do.
They were also very responsible and did what they were told to do.
They were also very honest and did not lie or cheat.

Conclusion

From these observations, I can conclude that the children in this study were very
active and curious. They were also very social and liked to play with others.
They were also very creative and liked to make things. They were also very
resilient and did not give up easily. They were also very persistent and did not
stop until they had finished what they were doing. They were also very
confident and did not let others tell them what to do. They were also very
independent and did not need to be told what to do. They were also very
responsible and did what they were told to do. They were also very honest
and did not lie or cheat.

According to the results of the study, the children in this study were very
active and curious. They were also very social and liked to play with others.
They were also very creative and liked to make things. They were also very
resilient and did not give up easily. They were also very persistent and did not
stop until they had finished what they were doing. They were also very
confident and did not let others tell them what to do. They were also very
independent and did not need to be told what to do. They were also very
responsible and did what they were told to do. They were also very honest
and did not lie or cheat. The results of the study also showed that the
children in this study were very intelligent and had a high level of cognitive
development. They were also very skilled in various areas, including language,
mathematics, and science. They were also very good at problem-solving and
critical thinking. They were also very good at working with others and
teamwork. They were also very good at managing their time and resources.
They were also very good at setting goals and achieving them. They were
also very good at learning from their mistakes and improving themselves.
They were also very good at staying motivated and focused on their goals.
They were also very good at dealing with stress and pressure. They were
also very good at being resilient and bouncing back from setbacks. They
were also very good at being confident and believing in themselves. They
were also very good at being independent and taking responsibility for their
actions. They were also very good at being responsible and doing what they
were told to do. They were also very good at being honest and telling the
truth. They were also very good at being kind and caring for others. They
were also very good at being respectful and listening to others. They were
also very good at being cooperative and working with others. They were
also very good at being flexible and adapting to change. They were also
very good at being creative and coming up with new ideas. They were also
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at being active and moving around. They were also very good at being
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needy households already have included within the estimated number of very low and low income households whose housing payments exceed ability to pay (refer to pages 13 and 14).

A growing segment of the elderly housing market is the "congregate care facility." The congregate care facility, also known as the residential hotel, typically provides single and double occupancy units, central kitchen and dining facilities and recreational facilities. The target population of this housing is the "active senior" who has left the private home and/or apartment and is not yet in need or desirous of the nursing care facility. According to the 1980 Census, there were 133 persons residing in a "home for the aged" which would be the Solvang Lutheran Home. The development of additional congregate care housing may be preferable to new seniors housing in the City of Solvang.

Traditional high rise structures for elderly housing is probably an inappropriate scale of development in the City. In addition, there is limited or no funding for subsidized seniors housing from the State and Federal governments. Under these conditions, it is important to establish a city/private sector partnership for the development of seniors housing such as congregate care housing.

4. Large Families

Because of their size, large-family households may experience a greater incidence of overcrowding. To the extent that such circumstances have their origin in financial limitations, the real cause is not household size but rather the means to purchase enough space. Even with adequate financial means, the housing supply may fall short of accommodating all large families because of low vacancy rates.

According to the 1977 Housing Element Guidelines, the term "large family" refers to a family of five or more persons. With regard to the current update, there are an estimated 98 households with five or more persons which amounts to six percent of all the City's households. According to the update, 85 of the 98 large families reside in mobile homes. Because the data are for census tract 19.03 they may not represent a truly accurate estimate of the conditions existing within the area now included as

part of the City of Solvang. It is believed that the large families residing in mobile homes are living in the unincorporated portions of census tract 19.03.

5. Overcrowded Households

Overcrowding is one result of the shortage of interior living space. The most often-used indicator of overcrowding relates the number of rooms and persons in a housing unit. The overcrowding indicator cited by the 1977 Housing Element Guidelines is "...the number of housing units with 1.01 or more persons per room." An "overcrowded" housing unit does not necessarily imply one of inadequate physical condition; rather, with fewer persons it becomes "uncrowded."

Overcrowding reflects the financial inability of households to buy or rent housing units having enough space for their needs. Consequently, overcrowding is more appropriately considered a household characteristic (instead of a housing structural condition) and falls within the meaning of special housing needs much as large families are so considered. Overcrowding also may be a temporary phenomena since some households will move to larger housing units to meet space requirements.

In 1980, the Federal Census assembled data on the number of persons per room. However, there are about 44 overcrowded households currently living in Solvang. The income status of the households is as follows: below poverty level, seven; between 100 and 124% of poverty level, five; 125% of poverty level and above, 32. The percentage of overcrowded households in Solvang was 3%, indicating a minor need in the City.

6. Female Heads of Household

Demographic, social and economic conditions have combined to generate a demand for independent living quarters by households headed by females. Evidence from the 1980 Census of Population seems to confirm the consequences of this trend.

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plans for the development of the city of Chicago from 1970.

Development of the City of Chicago

Development of the City of Chicago is the subject of the Chicago City Plan. The City Plan
is a document that sets out the vision for the future of the City of Chicago. It is a
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The City of Solvang has approximately 88 families with a female head. The number of female family heads of households represents nine percent of all the City's households as of the 1980 Census. There are 46 families with a female household head with children and annual incomes below the poverty level as of the update.

7. Farm Workers

Farm workers are one of the seven special needs groups mentioned in the State law. Because of the nature of Solvang's economy, the farmworker need is considered to be extremely low. The Area Planning Council has not prepared data on farm worker households with housing assistance needs. According to the update there are 119 persons employed in the agriculture industry, 89 for a private company and 30 are self-employed.

8. Homeless

There are many social, economic and physical conditions which have combined to cause a new homeless population in the State and in several communities in southern California, including Santa Barbara County. In September 1984, the Governor signed AB 2579 which added "families and persons in need of emergency shelter" to the special needs group. In enacting AB 2579, the Legislature made the finding stated below:

... because of economic, physical, and mental conditions that are beyond their control, thousands of individuals and families in California are homeless. Churches, local governments, and nonprofit organizations providing assistance to the homeless have been overwhelmed by the new class of homeless: families with children, individuals with employable skills, and formerly middle-class families with long work histories.

Specific data relative to the homeless within Solvang are not available. There is an organization -- "Operation Outreach" that implements programs designed to meet the needs of the homeless population. The service area of this organization is the

The City of Chicago has approximately 50 families with a child in foster care. The number of foster families is growing rapidly and is expected to reach 100 by the year 2000. The City of Chicago has a long history of providing foster care services to children in need. The City of Chicago has a long history of providing foster care services to children in need. The City of Chicago has a long history of providing foster care services to children in need.

1. Introduction

The purpose of this report is to provide a comprehensive overview of the foster care system in Chicago. The report will discuss the history of foster care, the current state of the system, and the challenges facing the system. The report will also provide recommendations for improving the system. The report will be organized into four main sections: Introduction, History, Current State, and Recommendations.

2. History

The history of foster care in Chicago can be traced back to the early 19th century. At that time, the city was a small town and the majority of the population was of Irish descent. The city's population grew rapidly and the city's government was unable to provide for the needs of the growing population. The city's government began to provide foster care services in the 1850s. The city's government provided foster care services to children in need. The city's government provided foster care services to children in need.

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Santa Ynez Valley and "Operation Outreach" is located in Solvang. The nature of the problem in Solvang, according to this social service agency, is not the transient homeless but rather persons and families who have a sudden financial crisis and face the threat of losing their homes.

Even though homelessness is not a significant problem within Solvang, the City supports County and non-profit efforts to identify and implement programs to deal with the homeless problem Countywide. Under these conditions, the problems and needs should continue to be addressed by County social service agencies and volunteer, community-based organizations.

2.3 PROJECTED HOUSING NEEDS FOR ALL INCOME LEVELS

2.3.1 Introduction

Under current law, a housing element must include a quantification of projected housing needs. The projected housing needs of Solvang are discussed in terms of employment growth, population growth, and the City's share of regional housing needs.

2.3.2 Employment Trends and Projections

According to the economic development element, historic employment levels are available only for the Santa Ynez Valley since no official data are available for the City. These data are summarized as follows:

	Santa Ynez <u>Valley</u>
1980	5,779
1986	6,781
Average annual increase	167

State, local, and federal agencies are involved in the process. The process is not a simple one, and it is not a one-time effort. It is a continuous process that requires ongoing communication and coordination among all parties involved. The process is also a complex one, and it is not a simple one. It is a continuous process that requires ongoing communication and coordination among all parties involved.

The process is also a complex one, and it is not a simple one. It is a continuous process that requires ongoing communication and coordination among all parties involved. The process is also a complex one, and it is not a simple one. It is a continuous process that requires ongoing communication and coordination among all parties involved.

2.2. THE PROCESS OF THE PROJECT

2.2.1. Introduction

The project is a complex one, and it is not a simple one. It is a continuous process that requires ongoing communication and coordination among all parties involved. The project is also a complex one, and it is not a simple one. It is a continuous process that requires ongoing communication and coordination among all parties involved.

2.2.2. Objectives and Scope

The project is a complex one, and it is not a simple one. It is a continuous process that requires ongoing communication and coordination among all parties involved. The project is also a complex one, and it is not a simple one. It is a continuous process that requires ongoing communication and coordination among all parties involved.

Year 1	100
Year 2	100
Year 3	100
Year 4	100
Year 5	100
Year 6	100
Year 7	100
Year 8	100
Year 9	100
Year 10	100

It is estimated that 60% of the Santa Ynez Valley employment is of a "direct" nature, bringing in new money into the Solvang community. Of the estimated 4,069 direct jobs in the Valley, more than 3,000 are tourist related and an estimated 1,900 of these jobs are located in Solvang. The tourist industry is the principal employment force driving the City's and Valley's economic base.

On an annual and cumulative basis, the employment-induced housing demand in Solvang is not expected to be extensive. Based on valley-wide statistics, about one-half of the local jobs are filled by in-commuters. In the future, a growing labor force will be able to fill many of the jobs that are generated. As stated in the economic element, housing development in Solvang will be primarily geared to meeting market needs resulting from expansion of the economic base in the city and Santa Ynez Valley. In addition to the land supply in Solvang, there is ample housing opportunity outside the city to meet the needs of employment for the local tourism industry.

2.3.3 Population Trends and Projections

Historic and current population in the City of Solvang and the Santa Ynez Valley, as contained in the economic development element, are estimated as follows:

	<u>City of Solvang</u>	<u>Santa Ynez Valley</u>	<u>% City To Valley</u>
1970	2,096	8,370	25.0%
1980	3,123	14,097	22.2%
1986	3,730	17,000	21.9%
Average Annual Increase			
1970-80	103	573	18.0%
1980-86	101	484	20.9%
1970-86	102	539	18.9%

As seen, City population is presently estimated at 3,730, equal to 21.9 % of the total Valley's population. Historic growth rates have been about 100 annually in the City and 500 annually in the Valley.

The City's projected population can be based on the "build-out" potential under the development assumptions of the land use element. This element indicates a development potential of about 3,328 housing units and a population of 7,654. The residential dwelling unit potential is based on the assumption that, sometime in the future, development on already built-upon, underutilized and vacant land could be consistent with the 1988 land use element and implementing zoning code.

2.3.4 Share of Regional Housing Needs

1. Introduction

Under Section 65584 (a), regional planning agencies are responsible for determining projected housing needs for all income levels. The projected housing needs must take into consideration the following factors:

- Market demand for housing
- Employment opportunities
- Availability of suitable sites
- Availability of public facilities
- Commuting patterns
- Type and tenure of housing needs
- Housing needs of farm workers

State legislation describes the content requirements of local housing elements. According to the State housing element legislation, "...a locality's share of the regional housing needs includes that share of the housing need of persons at all income levels within the area significantly affected by a jurisdiction's general plan." (Section 65584 (a)) In addition, according to that same section, "Each locality's share shall be determined by the appropriate councils of government consistent with the criteria ..." set forth by State Department of Housing and Community Development.

Several alternatives regarding figures on the need for new housing in Solvang for all income groups were considered during the planning process. These alternatives were developed as a means of testing the applicability of State standards and regional

planning methodologies to Solvang. The alternatives, which are described below and in the following pages included: Area Planning Council projections; high growth projection; low growth scenario; housing trend analysis; and the recommended alternative.

2. Alternative I -- Area Planning Council Projections

The first alternative is the method of the Santa Barbara County-Cities Area Planning Council which adopted on June 28, 1984 a "Regional Housing Needs Plan." Since mid-year 1984, the Area Planning Council has prepared Forecast 85 with updated employment, population and housing unit projections. The third column in Table 4 indicates housing need by income group as projected by the Area Planning Council.

Table 4
Housing Need Projections
1984-1989

<u>Income</u>	<u>Percentage</u>	<u>Housing Units</u>
Very Low	20%	324
Low	16%	259
Moderate	19%	308
Above Moderate	45%	729
	100.0%	1,620

The original Area Planning Council projections imply a complete build-out of the City's residential land resources over a five year period. This would be a growth rate five times greater than experienced in Solvang during recent years. For this reason a modified 5-year projection was constructed as a working tool to guide housing planning efforts.

3. Alternative 2 -- High Growth Projection

A second method for determining the share of regional need figure was based on economic factors. The technical appendix of the economic analysis report for Solvang contains a range of projections for future housing growth based on "minimum" and "maximum" case scenarios. Under the maximum growth scenario, it is projected that there would be an effective demand for 169 units annually. This results in a five year projection of 845 housing units.

Since this projection is based on "effective" demand (what the market can afford to build and sell/rent without subsidies), an adjustment is necessary to account for the very low and low income groups. In the foregoing Area Planning Projections, these latter two income groups account for 36% of the total need. The need generated by these income groups should be added in the same proportion as the Area Planning Council to the effective demand of 845 units. When this done, the "total" need for new housing is 1,320 dwellings over the five year planning period of the Housing Element.

4. Alternative 3 -- Low Growth Scenario

The third alternatives also was based on the economic analysis. Under the assumptions of the low growth scenario, the effective demand is 42 units per year. This results in a five-year effective demand for 210 housing units. With the adjustment for the very low and low income groups, the total need for new housing would be 330 dwelling units.

5. Alternative 4 -- Housing Trend Analysis

The fourth alternative would base the five year projected needs on the actual experience of development in Solvang during the past 17 years. To the trend analysis would be added the non-effective demand in the same proportion as estimated by the Area Planning Council. Based on housing trends, the City of Solvang should have 52 market rate units constructed annually or 260 dwellings over a five-year time frame. The total need for new housing then would be 400 dwelling units.

Alternative 1 -- High Growth Projection

A second method for determining the share of regional total income was based on economic factors. The historical approach of the economic analysis report for 1980 contains a table of projections for total income growth based on "national" and "regional" rates of growth. Under the national growth scenario, it is projected that there would be an effective demand for 15.5 units of output. This results in a five year projection of 61.5 housing units.

Since the problem is based on "effective" demand, which the model was able to find and calculate, additional adjustment is necessary to determine the five year and ten year income growth. In the housing demand projection, the total income growth would be 35% of the total income. The five year projection of income growth would be added to the total income for the five year period. Growth in the effective demand is 15.5 units. When the total income growth is added to the effective demand, the five year housing demand is 15.5 units. This results in a five year projection of 61.5 housing units.

Alternative 2 -- Low Growth Projection

The third alternative was based on the economic analysis report for 1980. The total income growth would be 15% of the total income. The five year projection of income growth would be added to the total income for the five year period. Growth in the effective demand is 15.5 units. When the total income growth is added to the effective demand, the five year housing demand is 15.5 units. This results in a five year projection of 61.5 housing units.

Alternative 3 -- Housing Demand

The fourth alternative was based on the five year projection of housing demand. The five year projection of housing demand is 15.5 units. The five year projection of income growth would be added to the total income for the five year period. Growth in the effective demand is 15.5 units. When the total income growth is added to the effective demand, the five year housing demand is 15.5 units. This results in a five year projection of 61.5 housing units.

6. Recommended Alternative

The "housing trend analysis" is selected as the most accurate indicator concerning the need for new market rate housing in the City of Solvang. The Area Planning Council overstates the growth rate that, based on historical trends, could or would occur in Solvang. The high and low growth scenarios assume certain development patterns. The trend analysis is based on long-term historical building experience and is an adequate foundation upon which to build projections.

To the "market rate demand," however, should be added the "non-effective" demand of the very low and low income groups. The latter would be done using the same proportion as in the original model developed by the Area Planning Council. Table 5 shows the housing projections based on the recommended alternative and a four year time period. The next required update of the Housing Element is in 1992 and, therefore, the planning period should extend four instead of five years.

Table 5
Recommended Housing Unit Projections
1988-1992

<u>Income</u>	<u>Percentage</u>	<u>Housing Units</u>
Very Low	20%	64
Low	16%	51
Moderate	19%	61
Above Moderate	<u>45%</u>	<u>144</u>
	100	320

It should be noted that housing need as reflected above is different from the

constructed in the City must be stated in the Housing Element. This objective can be less than the housing production need as stated in Table 5. As explained on page 4, the housing element legislation indicates that when the total housing needs exceed available resources and a city's ability to satisfy need within the context of the general plan requirements, the quantified objectives need not be identical to existing housing needs.

2.4 ENERGY CONSERVATION IN NEW DEVELOPMENT

Under current law, Solvang's Housing Element must include the following:

"Analysis of opportunities for energy conservation with respect to residential development." (Section 65583 (a)(7)).

In relation to new residential development and especially affordable housing, construction of energy efficient buildings does add to the original production costs of ownership and rental housing. Over time, however, the housing with energy conservation features should result in reduced occupancy costs as the consumption of fuel and electricity is decreased. This means the monthly housing costs may be equal to or less than what they otherwise would have been if no energy conservation devices were incorporated in the new residential buildings. Reduced energy consumption in new residential structures, then, is one way of achieving more affordable housing costs when those costs are measured in monthly carrying costs as contrasted to original sales price or production costs. Generally speaking, utility costs are among the highest components of ongoing carrying costs.

Because of the limited projected new dwelling unit growth of the City of Solvang a large scale program of energy conservation with respect to residential development is not considered necessary. However, the City will continue to enforce the State's energy conservation regulations on all new dwelling units. Special attention to energy conservation opportunities also will be given to any large-scale residential developments that may be proposed in the future.

Appropriate energy conservation goals and policies are stated in the Conservation and Open Space Element. These are listed below:

Objective 6.0

- Reduce the City's demand upon conventional, non-renewable sources of energy.

Policy 6.a

- The City shall require new developments to incorporate alternative energy systems.

In addition, policy 4.e of this Housing Element states the following:

- The City shall encourage site planning and design standards that promote energy conservation in new residential developments.

2.5 NEEDS ASSESSMENT SUMMARY

With regard to the condition of the existing housing stock, the preservation and conservation of the current inventory is not a severe problem in Solvang. Only modest housing improvement efforts are necessary because the vast majority of housing is in sound or excellent condition.

In 1980, there were an estimated 372 households whose housing payment exceeded their ability to pay. The majority of these households, 71%, were renters. There are, however, only 44 lower income renter households with housing assistance needs. The "special needs" households with housing assistance needs include the elderly households and female heads of household. There are no significant needs experienced in Solvang by farmworkers or the homeless.

In terms of housing production needs, the recommended alternative suggests the need for 400 new dwellings over the next five years. Of this total, about 144 or 36%, would be housing units needed by the very low and low income groups.

There are several opportunities to encourage energy conservation in new development. Appropriate policies are included in the Conservation and Open Space Element.

Applicant's energy conservation goals and policies are stated in the Conservation and Green Design Manual. These are listed below:

Conservation

- Reduce the City's demand upon conventional energy resources.

Policy 4.1

- The City will require new developments to incorporate alternative energy systems.

In addition, Policy 4.2 of the Energy Efficiency Ordinance states the following:

- The City will encourage the planning and design of buildings that promote energy conservation through various design measures.

3.2. NEEDS ASSESSMENT SUMMARY

With regard to the location of the existing housing stock, the assessment of the condition of the existing housing stock is not a major problem in Berkeley. The existing housing stock is generally in good condition, and the need for new housing is not a major problem. The existing housing stock is generally in good condition, and the need for new housing is not a major problem.

In 1990, there were an estimated 150,000 people living in the city of Berkeley. The city's population is growing rapidly, and the need for new housing is increasing. The city's existing housing stock is generally in good condition, and the need for new housing is not a major problem. The city's existing housing stock is generally in good condition, and the need for new housing is not a major problem.

In terms of housing needs, the city's existing housing stock is generally in good condition, and the need for new housing is not a major problem. The city's existing housing stock is generally in good condition, and the need for new housing is not a major problem.

There are several factors that are contributing to the city's housing needs. The city's existing housing stock is generally in good condition, and the need for new housing is not a major problem. The city's existing housing stock is generally in good condition, and the need for new housing is not a major problem.

3.0 RESOURCES AND CONSTRAINTS ANALYSIS

This sub-section of the Housing Element provides an inventory of resources and constraints relevant to addressing Solvang's housing needs. Under present law, the element must include an inventory of resources and constraints as follows:

- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
- Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land and cost of construction.

3.1 INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

3.1.1 Residential Acreage

The City's residential land use categories and the acreage allocated to each category are described by the land use element. Listed on the following page are the acreage allocated to each residential land use designation.

The objective of the Housing Element process is to provide an overview of housing and development patterns in the County's future. In the future, the housing element process will be used to provide an overview of housing and development patterns in the County's future.

1. The first step in the process is to identify the housing and development patterns in the County's future. This is done by looking at the housing and development patterns in the County's past and present. The second step is to identify the housing and development patterns in the County's future. This is done by looking at the housing and development patterns in the County's future. The third step is to identify the housing and development patterns in the County's future. This is done by looking at the housing and development patterns in the County's future.
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2.1. PROJECTED AND OBSERVED 1992

2.1.1. PROJECTED AND OBSERVED 1992

The County's projected and observed 1992 housing and development patterns are shown in the following table. The table shows the projected and observed 1992 housing and development patterns in the County's future.

Table 6
Residential Land Use Allocation
1988 Land Use Element

<u>Designation</u>	<u>Residential Density</u>	<u>Acres</u>	<u>Percent</u>
Estate	1 du/3 ac	77.5	8.6
Low Residential	1 du/1 ac	184.4	20.4
Low Medium	2 dus/ac	269.7	29.9
Medium Residential	3-7 dus/ac	289.3	32.1
High Residential	8-20 dus/ac	<u>87.7</u>	<u>9.0</u>
		901.6	100%

3.1.2 Site Availability

A survey was conducted in October 1987 by the Planning Department of vacant and underutilized parcels representing any degree of potential for housing development. There is a potential for 911 housing units to be developed on the eight areas which were evaluated by the Planning Department. The potential housing areas are described below:

• Nyborg	97 units	5 dus/ac; 12dus/ac.
• Skytt Mesa	280 units	4dus/ac.
• Mission Oak	84 units	2dus/ac.
• Duff Mesa	74 units	1unit/10ac.; 2dus/ac.; 4dus/ac.
• Triangle	31 units	2dus/ac.
• Infill, single family	45 units	various
• Infill, multi-family	50 units	20dus/ac.
• Other Areas	<u>250 units</u>	com. zoning/mixed
	911 units	

Table 4
 Statistical Analysis of the
 1999-2000 Survey

Variable	Frequency	Percentage	Mean
Gender			
Male	100	50.0%	1.00
Female	100	50.0%	2.00
Age			
18-24	20	10.0%	20.00
25-34	30	15.0%	29.00
35-44	40	20.0%	39.00
45-54	30	15.0%	49.00
55-64	20	10.0%	59.00
65+	10	5.0%	69.00

3.1.3. The Survey

A survey was conducted in 1999 by the Planning Department of the City of Los Angeles to determine the current status of the city's economic development. The survey was designed to provide information on the current status of the city's economic development, including the current status of the city's economic development, the current status of the city's economic development, and the current status of the city's economic development.

Variable	Frequency	Percentage	Mean
Age			
18-24	20	10.0%	20.00
25-34	30	15.0%	29.00
35-44	40	20.0%	39.00
45-54	30	15.0%	49.00
55-64	20	10.0%	59.00
65+	10	5.0%	69.00
Gender			
Male	100	50.0%	1.00
Female	100	50.0%	2.00

The residential development potential is based on the following three factors: parcel or area size; current residential zoning; property development standards of the zones; and past development trends within each residential zone.

3.2 ANALYSIS OF NONGOVERNMENTAL CONSTRAINTS

3.2.1 Introduction

Pursuant to State law, local housing elements must include an analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing. The three potential or actual nongovernmental constraints which are listed in the Government Code include the following:

- Land Prices
- Construction Costs
- Availability of Financing

A discussion of these three factors is provided in the following subsections.

3.2.2 Land Prices

As previously stated, there is a scarcity of residential vacant land in Solvang. In the majority of cases, the opportunity for ownership housing will result from resale activity. Consequently, the cost of land will be included as part of the purchase price of a resale unit. The land prices associated with the large vacant parcels are unknown at this time and, indeed, are a function of the housing types to be produced at some future date.. According to local realtors, there are few or no vacant residential lots for-sale in the City. The most recent sales in Solvang for $\frac{1}{4}$ to $\frac{1}{2}$ acre lots ranged from \$135,000 to \$160,000 each. Lot land costs this high do pose constraints to the development of new affordable housing in Solvang.

The residential development potential is based on the following three factors: (a) the extent of vacant residential land, (b) the extent of vacant residential land, and (c) the extent of vacant residential land.

2.2 ANALYSIS OF RESIDENTIAL DEVELOPMENT

2.2.1 Introduction

The purpose of this study is to determine the extent of vacant residential land in the City of Los Angeles. The study is based on the following three factors: (a) the extent of vacant residential land, (b) the extent of vacant residential land, and (c) the extent of vacant residential land.

- a. Land Use
- b. Population
- c. Availability of Land

A description of each of these factors is provided in the following sections.

2.2.2 Land Use

The purpose of this study is to determine the extent of vacant residential land in the City of Los Angeles. The study is based on the following three factors: (a) the extent of vacant residential land, (b) the extent of vacant residential land, and (c) the extent of vacant residential land.

3.2.3 Construction Costs

Construction costs include the materials and labor which are involved in the structure itself. These costs will vary widely depending on the quality features (e.g., size, roofing, carpeting, etc.) which are incorporated in the structure. Because of these factors, it is difficult to establish an absolute measure of construction costs. Given the relatively expensive land costs, it can be anticipated that the quality of new construction also would be high. Consequently, both land and construction costs would act as constraints to the production of new housing affordable by lower income groups.

3.2.4 Financing Cost Trends

Once housing is acquired, the homebuyer (or renter) has recurring occupancy costs which include mortgage payments (i.e., principal and interest), property taxes, maintenance costs. The major contributor to increased occupancy costs is mortgage loan interest rates. Rising interest rates cause substantial increases in the monthly payments required for the same mortgage amounts.

During the past 18 months, interest rates have declined and prompted an increased demand for new housing and refinancing of existing first and second mortgages. This market condition has probably enabled some Solvang owners to reduce their housing costs as well as payments devoted to interest charges. According to current market conditions, fixed rate mortgages range from 9.5% to 11.5% for a 30-year term.

3.3 ANALYSIS OF GOVERNMENTAL CONSTRAINTS

3.3.1 Introduction

This Housing Element must include an analysis of potential and actual governmental constraints upon the maintenance, improvement or development of housing for all income levels. The potential and actual constraints included and required in the scope of analysis are listed on the following page:

- Land Use Controls
- Building Codes and their Enforcement
- Site Improvements
- Fees
- Local Processing and Permit Procedures

The analysis is of those regulatory factors over which cities have extensive influence. The purpose of the analysis is to determine if, in fact, any of them do act as constraints to the maintenance, improvement or development of housing.

3.3.2 Land Use Controls

These controls, which are established by the Land Use Element and zoning ordinance provisions, regulate the types, density and size of housing developed in a community. Solvang's Land Use Element designates five categories of residential land use, as follows:

<u>Land Use Category</u>	<u>Residential Density</u>
● Estate	● 1 du/3 ac
● Low Residential	● 1 du/1 ac
● Low Medium	● 2 dus/ac
● Medium Residential	● 3 - 7 dus/ac
● High Residential	● 8 - 20 dus/ac

The City's residential land use categories and the current and future acreage allocated to each category were described in a previous sub-section.

3.3.3 Building Codes and Enforcement

The City of Solvang, through the County of Santa Barbara, implements the Uniform Building Code, Uniform Mechanical Code, National Electrical Code, Uniform Plumbing Code, Uniform Fire Code and Uniform Housing Code. All of these codes

establish minimum construction standards. The Building Code, which is the City's official statement on building safety, includes all aspects of building construction -- fire and structural items as well as plumbing, electrical and mechanical systems.

Mobile homes in Solvang are regulated by enforcement of Title 25 of the California Administrative Act. The code provisions are enforced by the County of Santa Barbara. The City does not impose standards exceeding those required by the uniform codes on new development.

3.3.4 Site Improvements

Regulations and standards affecting residential site improvements are found mainly in the Subdivision Map Act. The City of Solvang, not the County of Santa Barbara, implements the procedure pertaining to site improvements. The exaction of requirements over and above the State standards are contingent upon individual site conditions. No unusual or excessive site improvements are required by the City.

3.3.5 Residential Fees

Future residential development in Solvang is not anticipated to be extensive. There will be some single-family and multi-family development that will not require all or even many of the processing applications. Larger, more extensive development will require several or all City applications. A schedule of total development fees is available at the City Hall and is revised periodically. Notable fees include: a traffic impact mitigation fee of \$1,500 per unit; sewer/water connection fee of \$2,200 per unit; and a school impact fee of \$1.50 per square of commercial and industrial space (which is consistent with State law).

3.3.6 Processing and Permit Procedures

Processing time is variable for applications and permits. The key to processing time is whether the project conforms to: 1) the development standards of the respective zone, and 2) the timely submittal of all normally required material to enable the inti-

tiation of a thorough review of the project by the City Planning Department. The only other significant factor relating to processing schedules is whether an environmental impact report is necessary. The normal turn-around time for single-family and multi-family developments is three months.

Regulatory controls and practices of the City have been reviewed to identify whether they act as constraints. Local governmental constraints are not extensive; however, opportunities do exist to expand housing diversity and choice through land use controls. The opportunities are primarily presented by development within the "High Residential" land use designation which has a broad residential density of eight to twenty dwelling units per acre.

4.0 GOALS, OBJECTIVES and POLICIES

4.1 INTRODUCTION

As stated in the introductory section of this report, the General Plan legislation indicates that a housing element must include the following:

"A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement and development of housing."

The statement of goals and policies is primarily derived from a review of the housing needs assessment; resources and constraints analysis; and the comprehensive community participation program which involved an Advisory Committee. In addition, the general goals are intended to reinforce the Statewide housing goals as reflected by the legislature in Article 10.6 and other pertinent legislation.

4.2 GOAL

TO PROVIDE FOR THE DEVELOPMENT OF A VARIETY OF TYPES OF DECENT, SAFE, AND SANITARY HOUSING FOR ALL PEOPLE REGARDLESS OF RACE, CREED, SEX, AGE, MARITAL STATUS, NATIONAL ORIGIN, ETHNIC BACKGROUND, OR OTHER ARBITRARY FACTORS.

4.2.2 Objective 1.0

Facilitate the construction of 219 new housing units during the next four years in concert with the land use element of this general plan.

Policy 1.a -- The city shall adopt a land use plan which provides for a minimum of 941.5 residential acreage.

Policy 1.b -- The city shall provide opportunities for development of a broad range of housing types, locations, and densities appropriate to the area.

Policy 1.c -- The city shall continue to maintain a streamlined development review process and assure such process through an annual review.

Policy 1.d -- When necessary, the city shall participate in the Section 8 Housing Assistance Program in cooperation with the County of Santa Barbara to assist those families in need.

Policy 1.e -- The city shall maintain an adequate infrastructure to facilitate new development in accordance with the land use element of this general plan.

Policy 1.f -- The city shall encourage intergovernmental cooperation to facilitate the development of housing opportunities including, but not limited, to the State Department of Housing and Community Development, U.S. Department of Housing and Urban Development, County Housing Authority and Area Planning Council.

to provide for the development of a variety of types of housing, and to provide for the development of all types of housing, including but not limited to, single-family detached, townhouse, condominium, and other types of housing, and to provide for the development of all types of housing, including but not limited to, single-family detached, townhouse, condominium, and other types of housing.

4.1.2

The City of... shall... shall... shall...

4.1.3 - The City of... shall... shall... shall...

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4.1.9 - The City of... shall... shall... shall...

4.2.3 Objective 2.0

Encourage the rehabilitation of 5 to 10 dwelling units during the next four years.

Policy 2.a -- The city shall provide adequate municipal services necessary for the maintenance and upkeep of the existing housing supply.

Policy 2.b -- The city shall encourage the continued high maintenance levels currently in practice.

Policy 2.c -- When appropriate, the city shall participate in the Federal Housing and Community Development Block Grant program in cooperation with the County of Santa Barbara or the State Department of Housing and Community Development.

4.2.4 Objective 3.0

Facilitate the development of at least 14 affordable dwelling units during the next four years to meet the needs of low and moderate income households.

Policy 3.a -- The city shall participate with private developers, the county housing authority, and non-profit housing sponsors to provide its regional share of affordable housing.

Policy 3.b -- The city shall cooperate with private developers and non-profit sponsors by providing information and technical assistance to expedite the processing of applications and plans involving the development of affordable housing. Further, the City shall work to remove any other governmental constraints that unnecessarily impede development of low and moderate income housing as required by state law.

Policy 3.c -- The city shall grant a density bonus of not more than twenty-five percent of the maximum allowable density or other incentives of equal financial value for projects qualifying under California Government Code Sections 65915-65918 to encourage the development of affordable housing units.

Policy 3.d -- The city shall permit the construction of congregate housing (units with common cooking and dining facilities, and separate living quarters) as a measure to provide affordable housing opportunities for senior citizens.

Through the submission of 1 to 10 working days after the date

Table 2.4 - The table shall provide a summary of the results of the

Table 2.5 - The table shall provide a summary of the results of the

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Annex 11

Table 2.7 - The table shall provide a summary of the results of the

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Table 2.15 - The table shall provide a summary of the results of the

Policy 3.e -- The city shall encourage programs that will provide affordable homes for first-time home buyers in the low and moderate income groups.

Policy 3.f -- If the city establishes a Redevelopment Agency during the next five years, the agency shall consider the use of the Affordable Housing Fund (20 percent tax increment set aside) to address a variety of housing needs.

Policy 3.g -- The city shall conserve 158 mobilehome housing units through an appropriate land use designation in the land use element and through a zoning district devoted exclusively to this housing type.

Policy 3.h -- The city shall support the efforts of bona fide non-profit organizations and citizens groups who are eligible to apply for federal and state housing funds and who may sponsor proposals to provide affordable housing.

Policy 3.i -- The city shall develop ordinances, as needed, to implement State mandated programs in the areas of regulating condominium conversions, second units/granny flats, mixed use development, and mobilehomes.

4.2.5 Objective 4.0

Ensure that housing developments are of adequate quality and are compatible with nearby land uses in the neighborhood.

Policy 4.a -- The city shall enforce the Uniform Building Code, state sound insulation and energy standards, and other appropriate codes and standards to ensure that housing is decent, safe, and sanitary.

Policy 4.b -- The city shall require new housing to be in conformity with the locations and densities established in the land use element of the general plan and the city's zoning code.

Policy 4.c -- The city shall not permit the development of new projects found to be incompatible with existing residential neighborhoods located adjacent to or nearby the proposed project. It shall be the City's policy to encourage a compatible mix of housing densities as well as residential and non-residential land uses in the village area and in the city's neighborhoods.

Article 10 – The City shall encourage development that will provide affordable housing for its residents and ensure that the city and its residents are safe.

Article 11 – If the city and its residents are not safe, the city shall encourage development that will provide affordable housing for its residents and ensure that the city and its residents are safe.

Article 12 – The city shall encourage development that will provide affordable housing for its residents and ensure that the city and its residents are safe.

Article 13 – The city shall encourage development that will provide affordable housing for its residents and ensure that the city and its residents are safe.

Article 14 – The city shall encourage development that will provide affordable housing for its residents and ensure that the city and its residents are safe.

Article 15

Article 15 – The city shall encourage development that will provide affordable housing for its residents and ensure that the city and its residents are safe.

Article 16 – The city shall encourage development that will provide affordable housing for its residents and ensure that the city and its residents are safe.

Article 17 – The city shall encourage development that will provide affordable housing for its residents and ensure that the city and its residents are safe.

Article 18 – The city shall encourage development that will provide affordable housing for its residents and ensure that the city and its residents are safe.

Policy 4.d -- The city shall require the provision of usable outdoor areas in multi-family developments and mixed use developments.

Policy 4.e -- The city shall encourage site planning and design standards that promote energy conservation in new residential developments.

Objective 5.0

Establish policy guidelines which promote equal housing opportunity.

Policy 5.a -- The city shall actively uphold and enforce fair housing laws.

Policy 5.b -- The city shall support actions taken by other appropriate agencies to enforce equal housing opportunity and fair housing laws.

Policy 5.c -- The city shall provide for the availability of housing for different segments of the community including, but not limited to, elderly, handicapped, and single person households.

Objective 6.0

Monitor and review periodically the housing program's effectiveness and performance to ensure that the city continues to be responsive to the housing needs of the public.

Policy 6.a -- As required by state law, the city shall update and revise the housing element of the general plan at a minimum of once every five years.

5.0 HOUSING PLAN

5.1 INTRODUCTION

This section of Solvang's Housing Element is intended to meet the mandate for a five-year housing program. The plan or program is explained according to the five topics listed below:

1. Conserving existing affordable housing.
2. Provision of adequate housing sites.
3. Assist in the development of affordable housing.
4. Remove governmental constraints.
5. Equal housing opportunity.

5.2 CONSERVING EXISTING AFFORDABLE HOUSING

Under Article 10.6 of the State planning and zoning law, the housing program of a local housing element must include actions which:

"Conserve and improve the condition of the existing affordable housing stock."

This section of the law, then, deals with two different but somewhat related needs: (1) improving the condition of housing (e.g., rehabilitation of deteriorating housing), and (2) conserving the current supply of affordable housing (e.g., protecting the land use conversion of mobile home parks.)

Current and planned actions of the City of Solvang which are directed at meeting these aims of the State law include:

Enforcement of housing quality standards (e.g. Uniform Building and Housing Codes). **(Current program)**

Provision of financial assistance to facilitate residential rehabilitation (e.g., low interest loans, deferred loans, investor-owner loans or grants), as needed and appropriate to achieve the objective of five to 10 units between 1988 and 1992. **(Current program with County)**

2.2. REVISIONS

2.3. REVISIONS

This section of the report is intended to provide a summary of the changes made to the report since the last revision. The purpose of this section is to provide a summary of the changes made to the report since the last revision.

1. The report is revised to include the following:
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2.4. REVISIONS

This section of the report is intended to provide a summary of the changes made to the report since the last revision. The purpose of this section is to provide a summary of the changes made to the report since the last revision.

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For more information, please contact the author at [email address].

For more information, please contact the author at [email address].

Protecting existing affordable market rate housing (e.g., existing mobile home parks in the City). (Current program;special zone)

Preserving continued housing affordability (e.g., Section 8 rental housing assistance, as needed and appropriate). (Current program)

5.3 PROVISION OF ADEQUATE HOUSING SITES

Solvang's Housing Program, in accordance with State law, contains actions directed at accomplishing the following:

"Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income groups"

Current actions of the City involving the provision of adequate housing sites include:

Assuring a variety of housing types through implementation of the Land Use Element and Zoning Ordinance on vacant sites.

As a matter of adopted policy, the City encourages a variety of housing types by implementation of the Land Use Element and the Zoning Ordinance. The provisions of the land use element in this respect have been explained in an earlier sub-section of the element. In summary, there are five residential land use categories providing a range of housing types. In addition, the holding capacity on vacant and infill sites of 893 housing needs exceeds the regional share of housing need figure of 276 dwelling units. The latter figure is a five year projection of anticipated housing need.

5.4 ASSIST IN THE DEVELOPMENT OF AFFORDABLE HOUSING

This category of the Housing Program is intended to identify current and future actions which comply with the following provision of State law:

"Assist in the development of adequate housing to meet the needs of low- and moderate-income households."

Actions in this program sub-category involve the use of existing housing to meet the needs of low and moderate income households. Such existing housing includes

opportunities through consumer-oriented assistance grants. These actions are more fully explained in the material that follows.

Housing assistance grants are included in the housing program as a potential action on the premise that some form of consumer-oriented housing assistance grant program will be enacted by the Federal government. That program would replace the Section 8 Existing Housing Program as it is presently implemented. The consumer-oriented approach would enable income-eligible persons to obtain an assistance grant and seek housing on their own. When enacted and available, the City of Solvang could apply for an allocation of program funding. Administration of the program could be handled by the City or on a contract basis with the Santa Barbara County Housing Authority.

In addition, the City will continue to investigate the feasibility of utilizing federal and/or state financing subsidy programs and will participate in such programs found to be appropriate for Solvang. Another future action will be to investigate the feasibility of reducing or waiving development fees for affordable housing developments such as congregate care housing.

5.5 REMOVE GOVERNMENTAL CONSTRAINTS

Actions must be included in the Housing Program which will promote removing governmental constraints. The planning requirement is stated below:

"Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing."

For purposes of meeting State law and community housing needs, the City will re-examine on a continuing basis the impacts it imposes on the maintenance, improvement and development of housing. Actions to remove, reduce or eliminate the barriers created by governmental constraints were described earlier in terms of the two categories listed on the following page.

Establishing Effective Land Use Controls and Development Standards
Allocating Sufficient Land to Satisfy Housing Production Needs

5.6 EQUAL HOUSING OPPORTUNITY

Under present law, a local housing element must make adequate provision for the housing needs of all economic segments. One means of meeting this broad mandate is to promote local housing opportunity. Accordingly, actions in the Housing Program must be included which achieve the following:

"Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color."

State law prohibits local governments from enacting discrimination ordinances. A brief summary of State laws relating to "open" or "fair" housing is given below:

The Rumford Fair Housing Act prohibits discrimination on the basis of race, color, religion, sex, marital status, national origin or ancestry in the rental, lease, sale or financing of any residential dwelling, except for an individual room in an owner's house.

The Unruh Civil Rights Act prohibits discrimination on the basis of a person's race, color, sex, national origin, religion, or ancestry in the provisions of goods and services by all business entities. A business entity includes landlords, real estate brokers acting as agents in the sale of real property and financial institutions. The court may award actual damages to a prevailing complainant in addition to punitive damage of up to three times the amount of actual damage, but not less than \$250 plus attorney's fees.

Any provision in a lease or mortgage which restricts the lease or sale of housing to persons of a specific sex, race, religion, ancestry, or national origin, is void.

The State Real Estate Commissioner may suspend or revoke the license of any real estate licensee who induces the sale or lease of residential property on the ground that the prospective entry into the neighborhood of a person of another race or religion will decrease property values, increase crime, or cause a decline in the quality of the schools. The Real Estate Commissioner has issued regulations expanding upon this law and upon the Unruh Civil Rights Act, which prohibits improper discrimination in the activities of real estate licensees.

Continued Exhibit 1 and the Exhibit on Government Documents
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24. SOCIAL POLICY AND GOVERNMENT

Under current law, a social policy document must be prepared by the
social policy committee. The committee is required to prepare a
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The Fair Employment Practices Commission (FEPC) is empowered to receive complaints of housing discrimination and to take any action necessary to relieve the discrimination, including ordering the sale or rental of the housing or of comparable housing, ordering financial assistance, or awarding payment to the complainant of actual damages and of punitive damages up to \$1,000. A complaint setting forth the pertinent facts must be filed within 60 days of the alleged discrimination.

A person who believes that he or she has been improperly discriminated against may file a complaint under both the Rumford Act and the Unruh Act, although in order to receive a remedy under Rumford, the complainant must waive any right to an award of damages under Unruh.

Although discrimination ordinances cannot be enacted by local governments, they may include in their housing elements other measures for rectifying unfair housing practices. The City of Solvang has included several equal housing opportunity policies in this housing element.



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The Fair Employment Practices Commission (FEPC) is authorized to receive complaints of housing discrimination and to take any action necessary to remove the discrimination, including ordering the sale or rental of the housing or of comparable housing, ordering financial assistance, or ordering payment to the complainant of actual damages and of punitive damages up to \$1,000. A complaint against the respondent must be filed within 180 days of the alleged discrimination.

A person who believes that he or she has been discriminated against may file a complaint with the Federal Act and the Fair Housing Act, although it must be noted that under Federal law, racial discrimination may not be a ground of housing discrimination.

Although racial discrimination cannot be ground for local government, they include in their housing elements other measures for housing which housing practices. The City of Berkeley has included various racial housing equality policies in its housing element.